



	BULK STANDARDS		
	EXISTING R-30 DISTRICT (S) (§ 134.32.2)	PROPOSED MLD-5 ZONE (2, 3 & 4) (§ 134.54.5)	PROPOSED LOT 4.01 (MLD-5 ZONE) (§ 134.54.5)
MIN. LOT AREA (1)	30,000 SF	20 ACRES	949,250.69 SF / 21.79 AC
MIN. LOT WIDTH	150'	-	346'
MIN. LOT DEPTH	200'	-	844'
MIN. FRONT YARD	75'	-	107.63'
MIN. REAR YARD	60'	-	101.74'
MIN. SIDE YARD	15'	-	38.63'
MAX. BUILDING HEIGHT	35, 2.5 STORIES	49, 4 STORIES	< 49, 4 STORIES
MAX. F.A.R.	0.24	-	-
MAX. IMPERVIOUS COVERAGE	40.0%	30%	22.40%
MAX. # OF UNITS	-	105	105
MIN. DIST. BETWEEN BLDGS. > 2 STORIES	-	-	-
b. FROM INTERIOR ROAD	-	-	-
c. FROM THE SIDE TO ANY BUILDING	-	25'	40'
d. FROM THE REAR TO ANY BUILDING	-	47'	50.63'
MAX. BUILDING COVERAGE	-	30%	8.44%
MIN. AFFORDABLE HOUSING SET ASIDE	-	20% OF TOTAL UNITS	21
BUILDING SETBACK TO INSIDE EDGE OF SIDEWALK (EXCL. PORCH, STEPS, OVERHANGS ETC.)	-	20'	20'
BUILDING SETBACK TO INSIDE EDGE OF SIDEWALK (INCL. PORCH, STEPS, OVERHANGS ETC.)	-	15'	15'
BUILDING SETBACK TO ANY LOT LINE	-	30'	50.63'
BUILDING SETBACK TO PATERSON HAMBURG TURNPIKE - ATTACHED DWELLING	-	100'	107.63'
MAX. NUMBER OF UNITS	-	6	6
TOWNSHIP SETBACK	-	18	18

- ALL LOT AREAS LISTED ARE AFTER RIGHT-OF-WAY DEDICATION ON HAMBURG TURNPIKE.
- ONE FOOT OF PLANTING AREA, INCL. OR SEATING, AND PLAY STRUCTURES IS REQUIRED IN COMMON SPACE IN MLD-5 ZONE.
- THERE SHALL BE A MINIMUM 50 FOOT LANDSCAPED BUFFER BETWEEN THE MLD-5 ZONE AND THE REAR OF ADJACENT PARCELS WITH FRONTAGE ALONG SURREY DRIVE IN ACCORDANCE WITH §14-86. NO STRUCTURES, STREETS, RECREATION AREAS SUCH AS PLAYGROUNDS, OR PARKING AREAS ARE PERMITTED IN THE BUFFER AREA.
- ANY STRUCTURE EXISTING AT THE TIME OF ADOPTION OF THIS ORDINANCE SHALL BE CONSIDERED PRE-EXISTING NON-CONFORMING STRUCTURE.
- LOT 4.02, LOT 5 AND LOT 6 IN BLOCK 3305 WILL REMAIN IN THE R-30 ZONE AS NON-CONFORMING USES.

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REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

**EDWIN CABALLERO**  
 NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE37447

**CONCEPT PLAN**  
 FOR  
**K. HOVNANIAN ROCK LEDGE**  
 BLOCK 3305,  
 LOTS 4, 5 & 6  
 TOWNSHIP OF WAYNE  
 PASSAIC COUNTY  
 NEW JERSEY

**CLINTON OFFICE**  
 Perryville Corporate Park  
 P.O. Box 4017  
 53 Frontage Road, Suite 120  
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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	06/08/16	PB	EC
PROJECT NUMBER:	101015500	DRAWING NAME:	C-3102
SHEET TITLE: CONCEPTUAL SUBDIVISION PLAN			
SHEET NUMBER: 1 of 1			

